

# ALTURA

## UPPER HILL

### Location Details

Altura is located on the junction between Ralph Bunche road and Argwing Kodhek road in Hurlingham, with close proximity to The Nairobi Hospital.

Google Coordinates -1.294657, 36.806104

### Unit Details and Pricing

The development comprises 1 block on a 0.4 acres, 1638m<sup>2</sup> with a total of 317 units  
The unit details and pricing are shown on a separate pricing sheet.

### Schedule of Finishes

Flooring	Wood-effect ceramic floor tiles Selective ceramic tiling to wet areas
Windows	Powder-coated aluminium frame with glass
Walls	Plaster and paint to living areas, except behind the TV wall
Curtain Boxes	MDF pelmets, painted finish with PVC concealed rails
Doors	Laminated main door Veneer-faced MDF doors to living areas
Ceiling	Gypsum ceiling to kitchens, bathrooms and corridors with recessed lights; other areas painted to the underside of the slab with pendant lights
Kitchen	Melamine cabinetry Dekton tops Stainless steel sink
Appliances (Optional)	Built-in hob, oven and extractor hood
Wardrobes	Full height Melamin cabinetry
Balcony	MS Railing
Balustrades	Mild steel railing
Bathroom	Integrated WC (concealed cistern wall mounted)
Bathroom Fixtures	Vanity unit with integrated sink Wall-mounted mirror Overhead shower (additional wall-mounted hand shower to master room) 10mm toughened glass shower screens Towel rails, toilet roll holder and shower shelf
Electrical fittings	Hager or equivalent

### SERVICES & UTILITIES

Mains power	KPLC supply with prepaid check meters
Back-up power	Generator for common areas
Water supply	Mains water and borehole with private check meters
Water heating	Electrical heaters
Security	Intercom, CCTV surveillance, Access control

**Standard Payment Plan**

20% booking fee  
10% signing of the sale agreement  
65% Spread over construction period  
5% Payable upon completion

**Alternative Payment Plan****a) Accelerated Payment (discount applicable):**

95% booking fee  
5% Payable upon completion

**b) Deferred Payment (mortgage)**

If a buyer wishes to undertake purchase of a unit through mortgage financing, this is possible at a price premium.

20% booking fee  
10% signing of the sale agreement  
70% Payable upon completion.

**Construction Progress**

The construction is expected to commence in June 2021 with completion of this expected at the end of July 2024.

**Options and Customization**

The apartments can be customized if requests are made to the developers in good time, at a fee.

**Title**

The main title is freehold, having been issued under the Government Lands Act (now repealed.)

**Development Information**

Developer:	Canaan Developers Limited
Previous Projects:	Grand Riverside, Royal Tulips, Volaire, Escada
Structural Engineer:	Metrix Integrated Consultancy
Lawyers:	CM Advocates
Service Engineer:	Rex Consultants
Project Contractor:	Canaan Developers
Development Consultants:	HassConsult Limited

**Post- construction Warranty**

The Developers and Contractors provide a warranty period of 6 months from completion of construction for repair and defects that may arise.

**Post- Construction Management**

After completion, the development will be managed by the management company either directly or through appointment of an external facilities management company. Services will be run through service charge collections and these will cover common area, security, common are utilities (power and water), landscaping, garbage collection amongst others.

Unit Type	Service Charge (estimate)	Laundromat Provision Fee – One time (estimate)
Mini 1 Bed	Kshs. 7,000 per month	Kshs. 11,000
1 bedroom	Kshs. 10,000 per month	Kshs. 16,000
2 bedroom	Kshs. 15,000 per month	Kshs. 22,000

Inclusion: Water, gym access

Exclusion: Health Club and Pool Access

It should be noted that service charge is on an actual cost-incurred basis and thus the above amounts may vary depending on actual expenditure.

### **Purchase Process**

- Step 1: Select your unit with a HassConsult sales advisor.
- Step 2: Fill out a reservation form and return this, duly signed, with the following to HassConsult Ltd:
- a) Payment of 20% of the purchase price as a refundable deposit to the following account:  
HassConsult Limited – Clients Account  
Absa Bank Kenya PLC, ABC Premier Life Centre  
AC no. 2035726554 (KES)  
Swift Code: BARCKENX  
*(Should you require bank details for international transfers or transfers in forex currency, please enquire with a sales advisor)*
- b) A copy of your Identity Card (or Certificate of Incorporation in the case of a company) and PIN number
- Step 3: Review the draft legal documentation that will be issued to you prior to commencement of construction. A representative of the developer's legal team will be available to take you through this should you require.
- Step 4: Complete the signing of the agreement for sale and make payment of the instalment due at this stage. At this stage, the initial deposit is no longer refundable.
- Step 5: During construction make payments of the balance of the purchaser price in instalments as per dates stipulated in the sale agreement. These instalments should be payable to:
- |                 |                                  |
|-----------------|----------------------------------|
| Account Name:   | Hass Consult Limited- Clients AC |
| Bank:           | Absa Bank Kenya PLC              |
| Branch:         | ABC Premier Life                 |
| Branch Code:    | 90                               |
| Bank Code:      | 030                              |
| Account Number: | 2035726554                       |
| Swift Code:     | BARCKENX                         |
- Step 6: At completion, undertaking signing of the lease document and make payments of the balance of the purchase price along with any other costs due at this stage.

### **Refunds in case of cancellation**

All amounts paid can be refunded in full if cancellation is before signing of the sale agreement. All such refunds should be requested in writing and shall be issued in the purchaser name(s) stated on the reservation form regardless of the source of funds.

## Other Costs

Item	Cost (Kshs)	Terms of payment
Legal fees for the preparation and registration of the Agreement for sale and the Lease	2.0% of the purchase price exclusive of VAT thereon and disbursements	Upon signing of the Sale Agreement
Stamp Duty: 4% of purchase price, or Government Value, whichever is higher	To be assessed	At completion
Disbursements/Out of pocket expenses i. Secretarial services/disbursements, printing and transport ii. Facilitation fees for both the agreement and sublease	20,300	At completion
iii. Valuation costs, fees & incidentals iv. Stamping expenses payment on the agreement for sale and certification costs v. Registration and bank charges	20,000	At completion
Reversionary costs and management company Management Company i. Cost of formation a management company ii. Cost of one(1) share in the management company	5,200	At completion
iii. Procurement of share certificate iv. Registration expenses, company secretarial services and incidentals thereof v. Costs of transfer and allotment of shares in the management company	20,500	At completion
Cost of purchase and transfers of Reversionary Interest	30,000	At completion
Water & Electricity Deposits	15,000	At completion
Service Charge Deposit: 3 months	21,000 (Mini 1 Bed Apartment) 30,000 (1 Bed Apartment) 45,000 (2 Bed Apartment)	At completion
Advance Service Charge: 6 months	42,000 (Mini 1 Bed Apartment) 60,000 (1 Bed Apartment) 90,000 (2 Bed Apartment)	At completion
Laundromat – One time	11,000 (Mini 1 Bed Apartment) 16,000 (1 Bed Apartment) 22,000 (2 Bed Apartment)	At completion